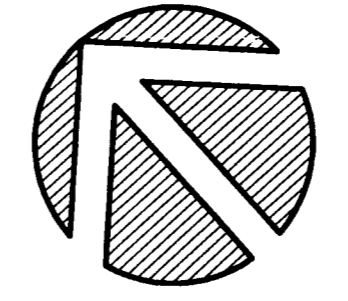
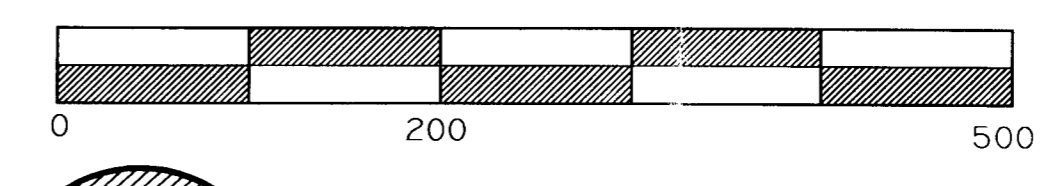
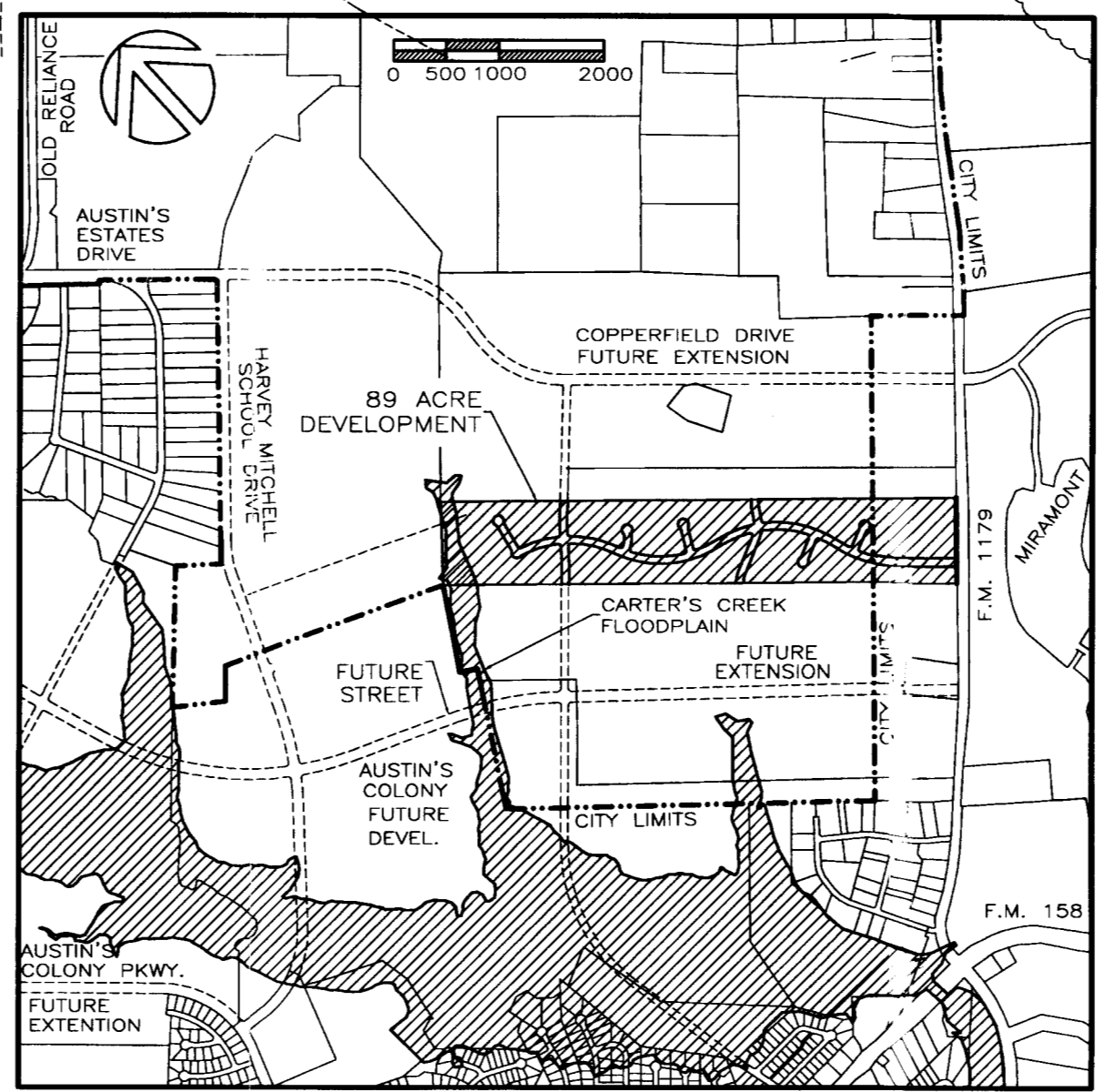


F.M. 1179  
100' ROW - 28' ASPHL. PAVMT.

GENERAL NOTES:  
 1.) MINIMUM LOT SIZE IS ONE ACRE.  
 2.) NO DRIVEWAY ACCESS IS ALLOWED ALONG F.M. 1179.  
 3.) THE 12" WATERLINE WILL BE EXTENDED TO AUSTIN'S COLONY ESTATES AND WILL PROVIDE THE REQUIRED CITY OF BRYAN FIRE FLOWS.  
 4.) PROPOSED LOTS AND USE IS SINGLE FAMILY RESIDENTIAL LOTS AND COMPLIES WITH THE LAND USE PLAN.  
 5.) CUL-DE-SAC RADIUS:  
 CITY: 50' PAVEMENT, 70' ROW  
 COUNTY: 50' PAVEMENT, 70' ROW  
 6.) BASIS OF BEARINGS IS GRID NORTH FROM CITY OF BRYAN.  
 7.) ALL LOTS WILL HAVE A MINIMUM 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE BACK AND SIDES AND 10-FOOT PUBLIC UTILITY EASEMENT ALONG ALL PUBLIC R.O.W.  
 8.) SETBACK LINES WILL COMPLY WITH ALL CITY AND COUNTY SUBDIVISION ORDINANCES.  
 9.) THE LOTS IN THE CITY LIMITS WILL NOT BE DEVELOPED UNTIL A CITY SANITARY SEWER MAIN IS EXTENDED TO THE TRACT.  
 10.) TEMPORARY TURN-AROUNDS WILL BE PROVIDED AT ONE END OF EASTWOOD DRIVE AND TWO WILL BE PROVIDED AT EASTWOOD DRIVE.



# MASTER PRELIMINARY PLAN RIVERSTONE SUBDIVISION 74.990 ACRES JOHN AUSTIN LEAGUE, A-2

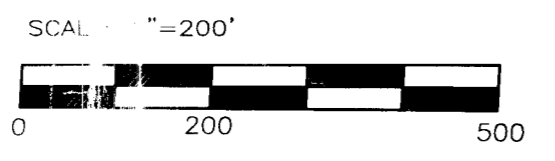
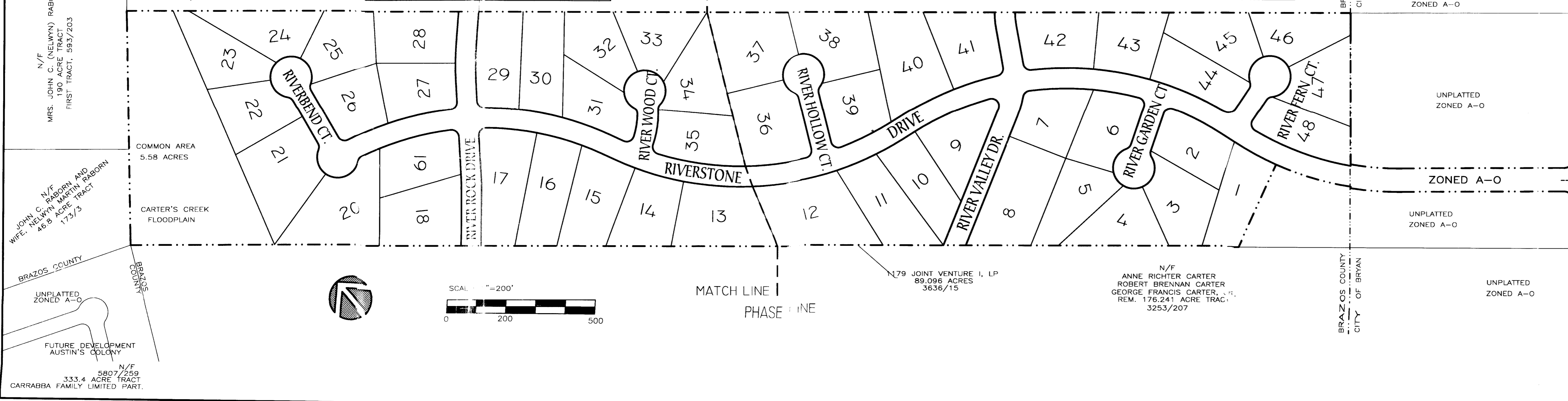
BRYAN, BRAZOS COUNTY, TEXAS  
 SCALE: 1" = 100' SEPTEMBER 16, 2005

PROPERTY OWNER:  
 DEAN SCHIEFFER, MANAGING PARTNER  
 1179 JOINT VENTURE I, LP  
 2103 TABOR ROAD  
 BRYAN, TEXAS 77803  
 979-778-9511

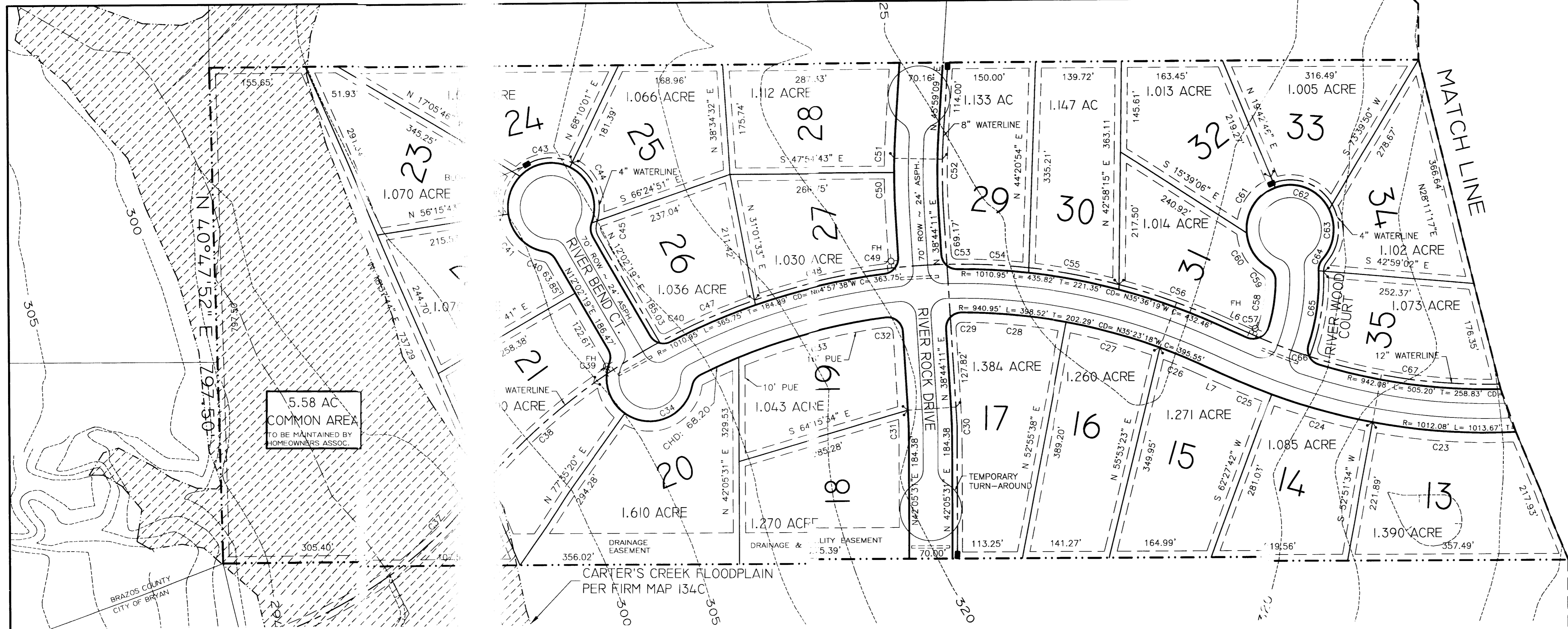
SURVEYOR:  
 BRAD KERR, R.P.L.S.  
 505 CHURCH STREET  
 COLLEGE STATION, TEXAS 77841  
 979-268-3195

PREPARED BY:  
 MICHAEL HESTER, P.E.  
 HESTER ENGINEERING COMPANY  
 607 EASTMARK DRIVE, SUITE 253-B  
 COLLEGE STATION, TEXAS 77840  
 979-093-1100

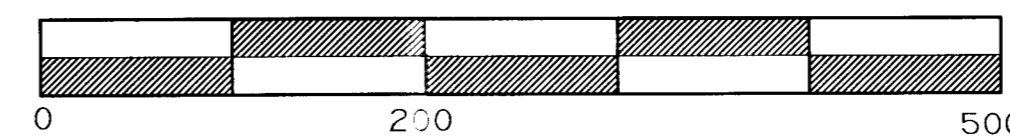
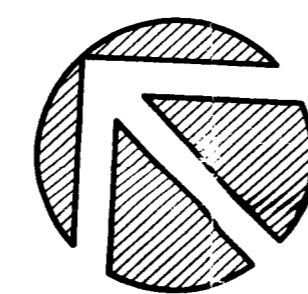
Received  
 SEP 20 2005  
 Development & Engineering Services







| LINE | LENGTH | BEARING       | CURVE | LENGTH | RADIUS   | DELTA      | CHORD BEARING & DIST. |
|------|--------|---------------|-------|--------|----------|------------|-----------------------|
| L1   | 5.07'  | N 41°56'15" E | C1    | 79.34  | 25.00'   | 83°30'33"  | N 37°06'26" W 150.00' |
| L2   | 5.07'  | S 41°56'15" W | C2    | 60.82  | 998.72'  | 9°35'51"   | S 71°57'52" E 37.51'  |
| L3   | 50.70' | S 14°34'40" E | C3    | 262.06 | 993.72'  | 9°35'51"   | S 71°57'52" E 37.51'  |
| L4   | 50.01' | S 80°38'28" E | C4    | 159.77 | 993.72'  | 9°35'51"   | S 71°57'52" E 37.51'  |
| L5   | 50.01' | S 80°38'28" E | C5    | 182.26 | 445.69'  | 11°11'02"  | N 20°05'57" W 181.98' |
| L6   | 50.00' | S 2°15'19" E  | C6    | 40.90  | 25.00'   | 90°12'41"  | N 73°17'38" E 35.42'  |
| L7   | 50.00' | S 2°15'19" E  | C7    | 22.18  | 25.00'   | 50°50'00"  | N 02°46'18" E 21.46'  |
| L8   | 33.76' | N 83°58'47" E | C8    | 19.98  | 70.00'   | 84°04'01"  | N 26°12'59" W 93.74'  |
| L9   | 16.24' | N 83°58'47" E | C9    | 66.48  | 70.00'   | 68°33'49"  | N 50°05'59" E 78.86'  |
| L10  | 50.00' | N 83°58'47" E | C10   | 57.29  | 70.00'   | 44°45'39"  | S 62°00'04" W 19.04'  |
| C11  | 100.38 | 70.00'        | C11   | 100.38 | 70.00'   | 20°57'49"  | N 50°06'08" E 121.89' |
| C12  | 22.18  | 25.00'        | C12   | 22.18  | 25.00'   | 91°27'31"  | S 14°51'16" W 35.80'  |
| C13  | 40.90  | 25.00'        | C13   | 40.90  | 25.00'   | 91°27'31"  | S 39°57'14" E 297.31' |
| C14  | 54.56  | 945.69'       | C14   | 54.56  | 945.69'  | 18°09'29"  | S 55°19'00" E 206.23' |
| C15  | 215.83 | 945.69'       | C15   | 215.83 | 945.69'  | 90°12'41"  | N 73°17'38" E 35.42'  |
| C16  | 31.73  | 25.00'        | C16   | 31.73  | 25.00'   | 50°50'00"  | N 02°46'18" E 21.46'  |
| C17  | 69.12  | 335.00'       | C17   | 69.12  | 335.00'  | 50°50'00"  | S 02°46'18" W 60.09'  |
| C18  | 55.62  | 25.00'        | C18   | 55.62  | 25.00'   | 90°00'00"  | S 73°11'17" W 98.99'  |
| C19  | 276.22 | 945.69'       | C19   | 276.22 | 945.69'  | 140°50'00" | N 08°36'17" E 131.90' |
| C20  | 101.38 | 1012.08'      | C20   | 101.38 | 1012.08' | 50°50'00"  | S 53°36'17" W 21.46'  |
| C21  | 144.08 | 1012.08'      | C21   | 144.08 | 1012.08' | 97°18'21"  | S 20°27'53" E 37.54'  |
| C22  | 289.80 | 1012.08'      | C22   | 289.80 | 1012.08' | 11°31'25"  | S 74°52'46" E 189.15' |
| C23  | 233.13 | 1012.08'      | C23   | 233.13 | 1012.08' | 10°42'34"  | N 75°17'11" W 189.57' |
| C24  | 169.61 | 1012.08'      | C24   | 169.61 | 1012.08' | 8°40'07"   | N 65°35'50" W 153.52' |
| C25  | 75.66  | 1012.08'      | C25   | 75.66  | 1012.08' | 86°51'43"  | N 75°18'22" E 34.37'  |
| C26  | 69.35  | 940.95'       | C26   | 69.35  | 940.95'  | 9°39'10"   | S 36°42'06" W 56.37'  |
| C27  | 157.58 | 940.95'       | C27   | 157.58 | 940.95'  | 9°39'10"   | S 36°42'06" W 44.59'  |
| C28  | 71.60  | 940.95'       | C28   | 71.60  | 940.95'  | 86°31'41"  | S 11°23'19" E 34.27'  |
| C29  | 40.90  | 25.00'        | C29   | 40.90  | 25.00'   | 11°48'24"  | N 48°44'57" W 208.93' |
| C30  | 60.61  | 1035.00'      | C30   | 60.61  | 1035.00' | 10°51'06"  | S 37°25'12" W 192.08' |
| C31  | 56.51  | 965.00'       | C31   | 56.51  | 965.00'  | 15°29'21"  | N 24°14'59" W 273.74' |
| C32  | 40.91  | 25.00'        | C32   | 40.91  | 25.00'   | 88°04'21"  | S 60°32'29" E 34.76'  |
| C33  | 246.90 | 940.95'       | C33   | 246.90 | 940.95'  | 50°50'00"  | N 50°00'20" E 21.46'  |
| C34  | 310.63 | 940.95'       | C34   | 310.63 | 940.95'  | 89°01'34"  | S 69°08'07" W 98.15'  |
| C35  | 115.58 | 940.95'       | C35   | 115.58 | 940.95'  | 80°59'29"  | N 25°53'22" W 90.91'  |
| C36  | 68.55  | 841.33'       | C36   | 68.55  | 841.33'  | 11°38'55"  | N 70°26'51" E 115.83' |
| C37  | 141.08 | 771.33'       | C37   | 141.08 | 771.33'  | 50°50'00"  | N 79°09'40" W 21.46'  |
| C38  | 247.98 | 1010.95'      | C38   | 247.98 | 1010.95' | 92°13'55"  | S 29°18'22" W 36.04'  |
| C39  | 37.52  | 25.00'        | C39   | 37.52  | 25.00'   | 21°27'01"  | S 27°32'07" E 343.81' |
| C40  | 22.18  | 25.00'        | C40   | 22.18  | 25.00'   | 10°01'21"  | S 43°13'04" E 160.50' |
| C41  | 88.62  | 70.00'        | C41   | 88.62  | 70.00'   | 89°50'00"  | N 86°51'15" E 35.30'  |
| C42  | 64.39  | 70.00'        | C42   | 64.39  | 70.00'   | 62°14'     |                       |
| C43  | 87.63  | 70.00'        | C43   | 87.63  | 70.00'   | 71°11'     |                       |
| C44  | 103.49 | 70.00'        | C44   | 103.49 | 70.00'   | 84°01'     |                       |
| C45  | 22.18  | 25.00'        | C45   | 22.18  | 25.00'   | 50°50'     |                       |
| C46  | 38.12  | 25.00'        | C46   | 38.12  | 25.00'   | 87°31'     |                       |
| C47  | 150.04 | 1010.95'      | C47   | 150.04 | 1010.95' | 87°31'     |                       |
| C48  | 215.71 | 1010.95'      | C48   | 215.71 | 1010.95' | 87°31'     |                       |
| C49  | 37.82  | 25.00'        | C49   | 37.82  | 25.00'   | 86°04'     |                       |
| C50  | 71.42  | 1035.00'      | C50   | 71.42  | 1035.00' | 51°39'     |                       |
| C51  | 50.53  | 1035.00'      | C51   | 50.53  | 1035.00' | 79°52'     |                       |
| C52  | 122.10 | 965.00'       | C52   | 122.10 | 965.00'  | 71°11'     |                       |
| C53  | 37.83  | 25.00'        | C53   | 37.83  | 25.00'   | 86°04'     |                       |
| C54  | 116.34 | 1010.95'      | C54   | 116.34 | 1010.95' | 85°11'     |                       |



# MASTER PRELIMINARY PLAN RIVERSTONE SUBDIVISION 74.990 ACRES JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS SCALE: 1" = 100' SEPTEMBER 16, 2005

PROPERTY OWNER:  
DEAN SCHIEFFER, MANAGING PARTNER  
1179 JOINT VENTURE I, LP  
2103 TABOR ROAD  
BRYAN, TEXAS 77803  
979-778-9511

SURVEYOR:  
BRAD KERR, R.P.L.S.  
505 CHURCH STREET  
COLLEGE STATION, TEXAS 77841  
979-268-3195

PREPARED BY:  
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979-693-1100